

## Albany Township Planning Commission–December 10, 2013

The December 10, 2013 meeting of the Albany Planning Commission was called to order at 7:30 P.M. by Chair Michael Noll at the Albany City Hall Council Chambers. Members present, Gary Bloch, Mike Noll, Ryan Pratt, Supervisor Mary Rosen, Clerk Diane Noll, Zoning Administrator Jerry Forster

**1 PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was recited.

**2 APPROVE AGENDA.** Request to change the agenda to move New Business up to the Open Forum. A motion to accept the agenda as changed was made by Commissioner Bloch, seconded by Commissioner Pratt, motion carried.

### **3. APPROVAL OF MINUTES–November 12, 2013,**

A motion to approve the November 12, 2013 minutes, was made by Commissioner Pratt, seconded by Commissioner Bloch, motion carried.

### **6. New Business**

#### **a. Administrative Split for Reiling Property**

Parcel No. 01.00229.0000; 01.00257.0000; 01.00249.0000

Parcel No. 01.00229.0000–This parcel is one piece, split by the interstate. They are requesting to split into two Tracts.

**Tract A** being north of the interstate with 42.59 acres; this would have one building credit.

**Tract B**, south of the interstate with 24.25 acres.

Parcel No. 01.00257.0000–

**Tract C** 11.30 acres.

**Tract D** would remain with 109.66 acres and has the existing farm buildings.

**Tracts B & C** will be sold to adjacent property owner, Anthony Reber. They will attach to their existing parcel and have 88.875% of a building credit. Should Reber's want to build on Tract B in the future, they would need an 11.125% building credit transfer from Reiling's.

A motion to recommend to the Town board to allow the administrative split allowing Tract A to be split with one building credit; Tract B and C with no building credit was made by Commissioner Pratt, seconded by Commissioner Noll, motion carried.

#### **b Administrative Split For Seiler Property**

Parcel No. 01.00297.0000, has been split into three Tracts.

**Tract A** consisting of 2.9 acres will be subdivided, sold and attached to the Ray Forster property.

**Tract B** consisting of 19.2 acres will be sold to Shannon Bertram. Additional acres will be restricted as non buildable to meet the 40 acre building requirement. There are also two easements to allow the buyer, Shannon Bertram, to access the property from 249 Street and 253 Avenue.

**Tract C** consisting of 32.8 acres will need to have additional acres restricted to meet the 40 acre minimum for building.

Recommend to the town board to allow the split. Tract A to be sold to Forster, Tract B will need additional acreage to be deeded to allow for a building credit and verbiage for an easement will be need to allow access to Tract B. Motion made by Commissioner Bloch, Seconded by Commissioner Pratt, motion carried

### **4.Open Forum–None**

### **5. Public Hearings**

#### **a. Comprehensive Plan**

The Public Hearing for the Comprehensive Plan was opened. There were no residents in attendance for the Hearing.

A motion to recommend approval of the Comprehensive Plan and forward to the Township Board was made by Commissioner Pratt, seconded by Commissioner Bloch, motion carried.

**7. Old Business**

**a. Selling of property**

Administrator Forster has researched the property, and there is a building credit on this parcel. He will be checking with a surveyor to have the section where the building is encroaching on our parcel to be surveyed.

**b Geronimo Solar Farm**

A representative from Geronimo Energies will be present at the January meeting.

**8. Reports**

**a. Administrator Forster-Building Permits**

Joe Schiffler 21837 Trestle Ridge Road; permit from the county to build a spec house

Tony Reber , 34025 207 Avenue; 9 X 20 addition to existing shop

John Massman, 21267 Pioneer View Road, Albany- Culvert has been replaced with correct size.

Administrator Forster reports the 911 signs installed on Pioneer View Road have been placed on one pole. These will need to be re-placed near the coordinating approaches.

Administrator Forster will not be available from end of January to early March..

**9. Communications**

Clerk Noll-Stearns County Change in Ordinance-Public Hearing-January 7 at 10:05 A.M.

The change that will affect Albany Township is Section 5 Nonconformites 5.1.2 (6) Telecommunication towers.

**10. Adjournment**

There being no further business to come before this meeting, a motion to adjourn was made by Commissioner Pratt, seconded by Commissioner Bloch, carried, meeting adjourned at 9:54 PM

Respectfully submitted,

*Diane E Noll*

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Clerk/Treasurer

Approved Minutes Signed.

*Michael J Noll*

04/08/2014

Planning Commission Chair

Date